



**Planning Commission
Minutes of the February 16, 2017 Regular Meeting**

The meeting was called to order by Planning Commission Chairman Wesson at 5:30 p.m.

ATTENDEES

PLANNING COMMISSION MEMBERS

Planning Commission Vice-Chair

Troy Wesson, CAPZO	Present
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City Council Member

John Seifert	Present
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Michael Potter, CAPZO	Present
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Cynthia McCollum, CAPZO	Present
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Steve Ryder, CAPZO	Present
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Cameron Grounds, CAPZO	Present
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Lewie L. Bates, CAPZO	Present
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Stephen Brooks, CAPZO	Absent
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Tim Cowles, CAPZO	Present
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PLANNING STAFF PRESENT

Gary Chynoweth P.E., Director of Engineering; Mary Beth Broeren, Director of Planning and Economic Development; Johnny Blizzard, Senior Planner; Ross Ivey, Assistant Planner; Megan Zingarelli, Assistant Attorney

REGISTERED PUBLIC ATTENDEES

Walter J. Harris Jr., Carl Blair, Bebe Oetjen, Susan Pierce, Deborah Bond, Robert Bond, Austin Omlie, Samantha Omlie, Billy and Anna Stewart, Mike Recio, Andy Dinges, Rick Campbell, Stuart Gerald, Edwin Carpenter, Morgan G. Canerday, Nancy Wayne, Stan McMurtrie, Annie Hafley, Jean Bradley, Albert Bradley, John W. Kendall, Doris D. Prury, Matt Blackman, Gareth Bryant, Luke Sheldon, Mark Hall, Devra Long, Walter Long, Joe Murphy, James W. Reynolds, Paula Cushman, Barry Wesson, Joey Ceci, Bradley Bailey, James Scott, Don Spencer Jr., Jeff Mullins, Karen Denzine

ACCEPTANCE OF THE AGENDA

The agenda was accepted as presented with no discussion.

APPROVAL OF THE MINUTES

Mr. Ryder moved to approve the minutes of the January 19, 2017 Regular Meeting. Mrs. McCollum seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
City Council Member Seifert	Aye
Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	----
Tim Cowles	Aye
Motion Carried	

OLD BUSINESS

There was no Old Business to discuss.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS

Subdivision Plats

Madison Midtowne

Final Plat for 8 lots and 1 common area on 2.41 acres

Location: West side of Sullivan Street, Between Arnett Street and Stewart Street

Applicant/Owner: Mark Harris Homes, LLC

Applicant Comments:

Mike Recio with McElroy Surveying presented the request on behalf of Mark Harris.

Staff Comments:

Mr. Ivey informed the Commission that the final plat consists of five lots fronting Sullivan Street and three lots facing Arnett Street. The preliminary plat called for four lots to front Arnett Street, but one lot was removed and turned into common area for drainage purposes. Each of the lots will have vehicular access from alleys abutting the rear yard. The average lot size will be 11,657 square feet with the smallest lot being 10,506 square feet.

Mr. Ivey concluded that staff recommends approval of the plat because it is compliant with all applicable City regulations. He also mentioned that Madison Utilities is working along with the applicant in order to get an easement in place that will be needed to access the sanitary sewer running to the property. The applicant has agreed to put a note on the plat stating that "No building permit shall be issued for Lots 6, 7, & 8 until these lots are serviced with public water and sewer".

Public Comments:

There were no comments from the public.

Commission Comments:

Mr. Potter asked if Arnett Street would be repaved if improvements were to be made in the street. Staff answered yes, it would be worked out with Madison Utilities.

Councilman Seifert asked if the easements on the front of the lots were in place. Staff confirmed that the easements were in place.

Motion:

Mr. Bates motioned to approve Madison Midtowne final plat given the following contingencies:

Planning Department Comments:

1. Note on Plat: No building permit shall be issued for Lots 6,7,&8 until these lots are serviced with public water and sewer

Engineering Department Comments:

1. Schedule inspection with Darryl and submit Performance LOC amounts for approval
2. Schedule inspection with Darryl and submit Sidewalk LOC amounts for approval

Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
City Council Member Seifert	Aye
Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	-----
Tim Cowles	Aye

Motion Carried

Brentwood Manor

Final Plat for 29 lots and four common areas on 11.04 acres

Location: South of Halsey Drive, east of Hardiman Road

Applicant: D.R. Horton, Inc.

Applicant Comments:

Brad Bailey with 4-Site presented the request on behalf of the developer.

Staff Comments:

Mr. Blizzard informed the Commission that the proposed subdivision will consist of 29 lots with an average lot size of 11,973 square feet. The smallest lot will have an area of 10,957 square feet. The applicant is dedicating a 40 foot strip of land for additional right-of-way for Hardiman Road with the recording of this plat that will allow for the construction of a left-turn lane and five foot concrete sidewalk.

As a condition of final plat approval, the applicant has prepared an irrevocable offer for reciprocal access between Rosemary Drive and the adjoining property to the north. The area of the reciprocal access will go through Common Area 1. Mr. Blizzard concluded that staff recommends approval with the contingencies listed in the staff report.

Public Comments:

There were no comments from the public.

Commission Comments:

There were no comments from the Commission.

Motion:

Mr. Potter motioned to approve the Final Plat for Brentwood Manor with the following contingencies:

Planning Department Comments:

1. Submit a copy of the recorded reciprocal access easement
2. Note the instrument recording number for the reciprocal access easement in General Note 20.
3. Signatures
 - 1) Athens Utilities
 - 2) North Alabama Gas
 - 3) Limestone County Water & Sewer

Mr. Ryder seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
City Council Member Seifert	Aye
Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	----
Tim Cowles	Aye

Motion Carried

Creekside Park Subdivision

Layout Plat for 37 lots, 2 common areas, and 2 tracts on 19.5 acres

Location: South of Powell Road and west of Segers Road

Applicant: Larry, Curley, and Nomo, LLC

Applicant Comments:

Andy Dinges representing Garver presented the request on behalf of the owner.

Staff Comments:

Mr. Blizzard informed the Commission that the subject property is located south of Powell Road, west of Segers Road. The applicant is requesting to develop 11.97 acres of the 19.50 acre tract with 37 residential lots. The applicant is proposing to dedicate 5.85 acres to the City of Madison. The dedication satisfies the required "set aside" of open space of the required 20 to 40 percent of the total property for RC2 (Residential Cluster District 2) zoning.

The proposed layout will provide access to Segers Road. The proposed road, currently located in unincorporated Limestone County, will be dedicated to the City of Madison by deed when constructed. Lot 1, Creekside Park, Phase 1 was approved in June of 2016 for the purpose of providing this access to the subject property. Construction of the road will be inspected by the City of Madison Engineering Department. Limestone County Engineering Department has waived all jurisdictional rights to review and approve this portion of the road.

Mr. Blizzard concluded that the layout plat is in order and that staff recommends approval.

Public Comments:

There were no comments from the public.

Commission Comments:

Mr. Potter asked about the portion of the property that is zoned AG, Agriculture and it will have to be rezoned. Mary Beth Broeren answered that it will not have to be rezoned and that it will remain as Agriculture and serve as the area for a greenway.

Mr. Potter commented that this will be a bigger and better greenway for the western part of the city and will ultimately be a huge benefit for the city.

Mr. Wesson asked if the pedestrian access to the greenway would come at the preliminary plat stage. Mr. Chynoweth answered that the preliminary plat will address the future access points for the proposed greenway.

Motion:

Mr. Cowles motioned to approve the Layout Plat for Creekside Subdivision. Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
City Council Member Seifert	Aye
Mike Potter	Aye
Cynthia McCollum	Aye

Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	---
Tim Cowles	Aye
Motion Carried	

Town Madison Layout Amendment

Amendment to the approved layout reducing the number of residential lots, street and alley right of ways, and pedestrian ways and replacing the open space preservation area with a heritage tree conservation area.

Location: South of Madison Blvd. / I-565 west of Zierdt Road

Applicant: Old Town Investments, LLC

Applicant Comments:

Jeff Mullins presented the request on behalf of Old Town Investments. He discussed that the revised lots are now larger and that the overall lot count has been reduced. He also stated he would be happy to answer any questions the public or Commission may have.

Staff Comments:

Mr. Blizzard informed the Commission that the subject property is located south of Madison Boulevard/I-565, west of Zierdt Road. Mr. Blizzard discussed the layout amendment includes:

- Reducing the number of lots approved with the original layout from 177 to 135, and increasing some of the lot sizes.
- Eliminating approximately 866 linear footage of street right-of-way. The elimination of the street right-of-way will include one of the access points to the new road being constructed to provide access to Zierdt Road.
- Eliminating approximately 176.78 linear footage of alley located at the west end of the property.
- Eliminating eight pedestrian ways that are placed in the middle of many of the residential blocks
- Replacing the 1.09 acre open space preservation area with a heritage tree conservation area (HTCA) that will amount to 1.41 acres. The current layout includes four preservation areas located at the rear of lots 111-116; 102-107; 96; and 47 and have an average depth of approximately 50 feet. The proposed HTCA area will range in depth from 10 feet to 87.56 feet and run along the rear of Lots 218- 132 south boundary adjoining Heritage Woods Subdivision and Lots 209-218 along the east boundary adjoining Mountain Brook Subdivision.

Mr. Blizzard concluded that staff recommends approval of the proposed amendments with the contingencies noted in the staff report.

Public Comments:

James Reynolds, 128 Heritage Lane, stated that he appreciated the response from staff and the Town Madison Consultant team addressing their concerns and that he would like to continue to work with all parties involved with the development.

Gareth Bryant, 102 Reynolds Court, expressed support for the project request. His only concerns going forward were drainage and runoff. He also asked the purpose of the easements on the residential lots.

Carl Blair, stated that he had discussed the drainage issue with Jeff Mullins and that he felt this was a positive development for the City of Madison. He stated that he supported the Heritage Tree Conservation Area and the reduction in the number of lots. His only concerns were with the Zierdt Road street improvements and recommended they try to direct traffic to Intergraph Way.

Susan Pearson, 123 Montrose Drive, asked about future development on the lot to the north.

Stan McMurtrie, 111 Montrose Drive, asked about a Power Line buffer easement.

Jeff Mullins addressed the residents' concerns stating the drainage and runoff issue has been handled by increasing pipe sizes and moving the water to the north which will reduce runoff. The easements on the lots from front to back allow for water connections with Madison Utilities and the other easements shown are typical easements required on any residential lot. Efforts will be made to route the Zierdt Road construction traffic to Intergraph Way. The north lot shown on the plat was originally intended for townhouses and that has been removed. The power line along the western portion of the property is a transmission line and it is to remain as is.

Commission Comments:

Mr. Potter stated that he was impressed by the developer and consultant team and that it is nice to see folks work together on such a big project.

Motion:

Mrs. McCollum motioned to approve the Layout Amendment for Town Madison. Councilman Seifert seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
City Council Member Seifert	Aye
Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	----
Tim Cowles	Aye

Motion Carried

Town Madison, Phase 1

Preliminary Plat for 135 lots, 4 common areas, & 4 tracts on 9.06 acres

Location: South of Madison Blvd. / I-565 west of Zierdt Road

Applicant: Old Town Investments, LLC

Applicant Comments:

Jeff Mullins presented the request for the preliminary plat. He stated these are the construction plans to go along with the Layout that was just approved.

Staff Comments:

Mr. Blizzard informed the Commission that staff recommends approval for the Preliminary Plat with the only contingency that the street names be submitted and approved to the Engineering Department.

Public Comments:

Jonathan Pierce, 123 Montrose Drive, asked the developer about the water runoff that will be going to the north and how far it would be going. Jeff Mullins answered that a larger detention pond will be located to the north and that two 30 inch pipes will handle the capacity. They are currently working with the Corps of Engineers on a lake design for the project.

Diane Bond, expressed concerns about runoff. Jeff Mullins answered that the double set of pipes will be improving a ditch that currently exists and will catch all of the runoff improving the existing situation tremendously.

Commission Comments:

There were no comments from the Commission.

Motion:

Mr. Potter motioned to approve the Preliminary Plat for Town Madison, Phase 1 with the following contingencies:

Engineering Department:

1. Submit the street names to the Engineering Department for approval.

Mr. Ryder seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
City Council Member Seifert	Aye
Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	----
Tim Cowles	Aye

Motion Carried

(PUBLIC HEARING CLOSED)

Site Plans

Sycamore Row

Site Plan for 17,250 square foot shopping center

Request to substitute the required 40 foot landscape buffer for five foot landscape buffer and eight foot high privacy fence

Location: 12181 County Line Road (East side, north of Dock Murphy Drive)

Applicant/Owner: Wes Kendall

Applicant Comments:

Wes Kendall and Russell Smith presented the request to the Commission and discussed the landscape buffer situation for the project. Mr. Kendall mentioned that he feels the proposed "Green Giants" will be planted at 6 feet in height and that they will look the best in the long term.

Staff Comments:

Mr. Blizzard informed the Commission that the applicant is proposing a 17,250 square foot retail/office center with 92 parking spaces on a 1.99 acre lot. Up to 11 suites can be provided, though it is expected that some suites will be combined to accommodate tenants that require more space. The building has also been designed to allow for a drive-up window on each end.

Since the January Planning Commission meeting the applicant has revised the site plan to show the access drive between Redstone Federal Credit Union and the subject property, which will be installed by and in conjunction with the Sycamore Row project prior to approval of a certificate of occupancy for Sycamore Row. A reciprocal access agreement will be recorded by the applicant and a copy of the recorded agreement provided to the City of Madison prior to the issuance of a building permit.

The applicant has indicated his preference to plant 45 evergreens, whose Latin name is "Thuja" and commonly referred to as "Green Giants". The trees will be approximately six feet tall at the time of planting and should reach eight feet in height within one year. These trees would be in lieu of the privacy fence with other landscaping, such as Crape Myrtles and shrubs.

Mr. Blizzard concluded that staff recommends approval of the site plan because it meets applicable regulations and is in good order. Staff recommends the substitution of the 40 foot landscape buffer with the five foot landscape buffer and eight foot high privacy fence as stipulated in the Zoning Ordinance. Staff also supports the applicant's request to plant 45 "Green Giants" along the rear property line instead of the eight foot tall fence. Although Section 5-18-2 of the Zoning Ordinance specially mentions a privacy fence, the evergreens meet the intent of the regulation. Staff supports either option in lieu of the required 40 foot landscape buffer.

Commission Comments:

Mr. Bates stated that he was in full support of the Green Giants in lieu of the fence.

Mrs. Broeren added that Redstone would not be required to plant the Green Giants, but would be encouraged to plant them as well to continue the buffer.

Councilman Seifert mentioned rewording the contingency to state that the Green Giants must be "approximately" eight feet within a year.

Motion:

Mr. Potter motioned to remove the Sycamore Row project from the table. Mr. Potter seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
City Council Member Seifert	Aye
Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

Motion Carried

Mr. Potter motioned to allow the Green Giants in lieu of the landscape buffer and privacy fence and to reword the contingency to state that the Green Giants must be "approximately" eight feet tall within a year. Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
City Council Member Seifert	Aye
Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

Motion Carried

Councilman Seifert motioned to approve the Sycamore Row site plan with the following contingencies:

Planning Department Comments:

1. For the agreed upon reciprocal access, the following will be required:
 1. A reciprocal access agreement shall be completed and submitted to the City of Madison for review and approval. The agreement shall be recorded by the applicant and a copy of the recorded agreement provided to the City prior to issuance of building permits for tenant improvements.
 2. A statement from the property owner to the south allowing the construction of the portion of the access drive on their property.
2. Note on the landscape plan that the buffer shall be "approximately" eight feet in height within one year if the plantings of "Green Giants" is approved and must be six feet in height at the time of planting.

Engineering Department Comments:

1. The drainage report is under review.

Mr. Ryder seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
City Council Member Seifert	Aye
Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

Motion Carried

New Business

Mr. Wesson reminded everyone that the March Planning Commission Regular Meeting has been moved from March 16, 2017 to March 23, 2017 due to Madison City School's spring break.

ADJOURNMENT

Mr. Wesson adjourned the meeting at 6:20 p.m.

Minutes Approved



Troy Wesson, Vice Chairman

ATTEST:



Johnny Blizzard, Senior Planner and Recording Secretary